072.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	677,100 / 677,100
					USE VALUE:	677,100 / 677,100
					ASSESSED:	677,100 / 677,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEOTSAKOS CONSTANTINE S & JOY
Owner 2:	
Owner 3:	
Street 1:	29 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEOTSAKOS CONSTANTINE -
Owner 2:	-
Street 1:	29 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .211 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1030 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9210.000	189,700		487,400	677,100
Total Card	0.211	189,700		487,400	677,100
Total Parcel	0.211	189,700		487,400	677,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 657.38 /Parcel: 657.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 45472

GIS Ref

GIS Ref

Insp Date 10/30/18

!6065!

PREVIOUS ASSESSMENT

Parcel ID 072.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	189,700	0	9,210.	487,400	677,100		Year end	12/23/2021
2021	101	FV	183,100	0	9,210.	487,400	670,500		Year End Roll	12/10/2020
2020	101	FV	183,100	0	9,210.	487,400	670,500	670,500	Year End Roll	12/18/2019
2019	101	FV	163,600	0	9,210.	452,600	616,200	616,200	Year End Roll	1/3/2019
2018	101	FV	163,600	0	9,210.	452,600	616,200	616,200	Year End Roll	12/20/2017
2017	101	FV	163,600	0	9,210.	396,900	560,500	560,500	Year End Roll	1/3/2017
2016	101	FV	163,600	0	9,210.	362,100	525,700	525,700	Year End	1/4/2016
2015	101	FV	162,800	0	9,210.	320,300	483,100	483,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:15:18

LAST REV

Date	Time
07/23/19	15:48:52
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6065

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEOTSAKOS CONST	57002-421		6/17/2011	Convenience	10	No	No		
LEOTSAKOS LINDA	30242-533		6/1/1999	Family	5,500	No	No		
GRANGER ROBERT	28784-342		6/30/1998		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2016	82	Solar Pa	16,000					
12/14/2015	1929	Solar Pa	6,000					
8/10/2010	971	Add Bath	13,800					HBTH & RENO FIN ST
5/17/2001	304	Siding	1,000	C				REPLACE 1 SIDE OF
7/13/1998	469	Manual	4,000					REPLACE WDK-REM BA

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	CC	Chris C
6/2/2009	Measured	189	PATRIOT
12/4/2001	External Ins	PM	Peter M
10/31/2000	Hearing N/C	163	PATRIOT
5/17/2000	Entry Denied	276	PATRIOT
1/13/2000	Mailer Sent		
10/12/1999	Measured	256	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45472
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9210		Sq. Ft.	Site		0	70.	0.76	12									487,413						487,400	

Total AC/HA:	0.21143	Total SF/SM:	9210	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	487,413	Spl Credit		Total:	487,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	73863
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	257742
Depreciation:	68044
Depreciated Total:	189698

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB	1				

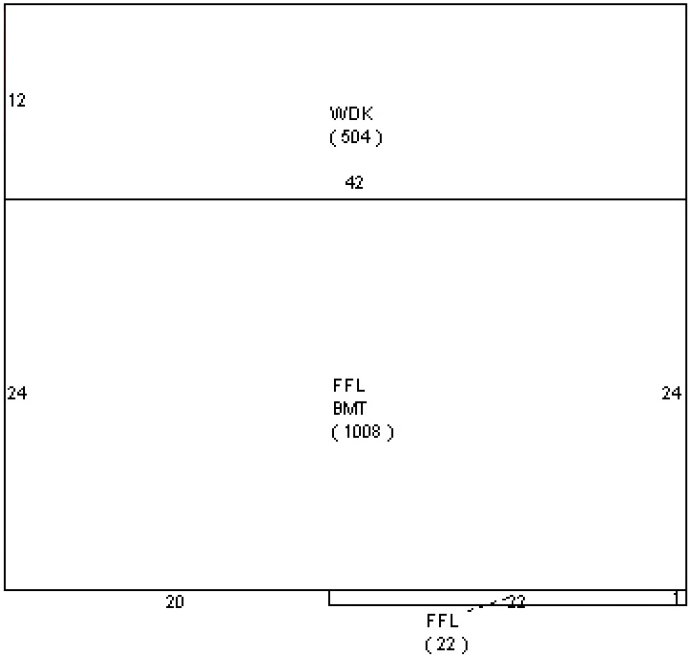
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	74.63
Final Total:	189700	Val/Su SzAd	184.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,030	134.990	139,036
BMT	Basement	1,008	40.500	40,820
WDK	Deck	504	7.980	4,024
	Net Sketched Area:	2,542	Total:	183,880
Size Ad	1030	Gross Area	2542	FinArea 1030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc